



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

January 21, 2014

1401-PUD-02

Exhibit 1

**Petition Number:** 1401-PUD-02

**Subject Site Address:** 740 N. Union Street

**Petitioner:** The Anderson Corporation

**Request:** Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District to the North Walk Planned Unit Development (PUD) District.

**Current Zoning:** SF-3

**Current Land Use:** Residential

**Approximate Acreage:** 2.7 acres+/-

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Conceptual Site Plan
4. North Walk PUD Ordinance

**Staff Reviewer:** Kevin M. Todd, AICP

---

**PETITION HISTORY**

This petition was introduced at the December 9, 2013, City Council meeting. The proposal will receive a public hearing at the January 21, 2014, Advisory Plan Commission (the "APC") hearing.

---

**PROCEDURAL**

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on January 21, 2014, at the APC meeting.
  - The public hearing for this item was originally scheduled for January 6, 2014; however, because the January 6, 2014 APC meeting was canceled due to severe weather conditions, the public hearing was postponed to the January 21, 2014 APC meeting. Notice for the public hearing was provided in accordance with the APC Rules of Procedure.
  - The Petitioner held neighborhood meetings on January 2, 2014 and January 15, 2014. The proposal was substantially modified as a result of the January 2, 2014 neighborhood meeting. The current proposal results from neighbor feedback.
-

## **PROJECT OVERVIEW**

Location: This subject property (the “Property”) is approximately 2.7+/- acres in size and is located on the east side of North Union Street and is approximately one-quarter (1/4) mile north of Hoover Street. The Property is currently zoned Single-Family 3 (SF-3).

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “North Walk PUD” that would allow up to fourteen (14) duplex units (seven buildings) to be built on the Property and it would incorporate approximately 38% open space. The proposed conceptual plan depicts a single cul-de-sac street with access to Union Street. The proposed PUD Ordinance establishes architectural and development standards that would be specific to this project.

Development and Architectural Standards: The proposed PUD Ordinance establishes development standards for duplex lots (two units) that would be a minimum of sixty-five (65) feet in width and would be required to be at least 3,900 square feet in size. Each duplex unit would be required to have a minimum footprint of 1,700 square feet (including garage) for a single-story unit and a minimum footprint of 1,450 square feet (including garage) for a two-story unit. The proposed PUD Ordinance also establishes on-site and buffer yard landscaping standards that would supersede the City’s landscaping standards. Specifically, the proposed PUD Ordinance establishes planting requirements for each lot – the City’s landscaping standards establish planting requirements for the overall development. The proposed PUD Ordinance establishes buffer yards in areas where they would not be required by the City’s landscaping standards.

The proposed PUD Ordinance establishes a variety of architectural requirements, including: exterior building materials, roofing materials, windows on all sides of the building, and design elements to appear on all sides of the building. Staff is currently working with the Petitioner to clarify portions of the architectural standards section of the proposed PUD Ordinance.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as part of the Suburban Residential area. The Property falls just north of the identified boundary of the Grand Junction (downtown) area, as identified in the Grand Junction Implementation Plan 2013. However, the Property is within close proximity of the Grand Junction district and has received positive feedback from the Downtown Westfield Association and the Grand Junction Task Group. One of the over-arching goals of the Grand Junction Plan is to have as many people as possible living within walking distance of downtown as soon as possible. The proposed North Walk PUD project would help achieve that goal.

---

### **STATUTORY CONSIDERATIONS**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

---

### **STAFF COMMENTS**

1. Hold a public hearing at the January 21, 2014, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).